

LEASE AGREEMENT

This Lease Agreement is entered on this 1st of May, 2006, with Robert and Janette Fiala, hereinafter referred to as "Lessor" and City of Lincoln on behalf of the Lincoln Area Agency on Aging/LIFE, hereinafter referred to as "Lessee".

Now, therefore, in consideration of the promises and mutual covenants herein set forth, the parties agree as follows:

1. Lessor grants the Lessee the right to occupy leased office space at a building, hereinafter referred to as "Premises", located at 370 Fifth Street, David City, NE 68632.
2. Use: Lessee shall use the leased space as an office for its Life Office program. Said use shall be a full time use Monday through Friday with hours from 7:00am to 6:00pm or part time use on the days of Saturday and Sunday for hours from 7:00am to 6:00pm.
2. Term. The term of this lease agreement shall commence on May 1, 2006 and shall terminate on May 31, 2007. At any time during this period either party may terminate the lease agreement with a written 30 day notice.
3. Rent. Annual rental is for approximately 200 square feet of leased office space on the Premises which has a total square feet space of 200 square feet. Rent shall be in the sum of \$60.00 per month, payable on the 1st of the month.
4. Janitorial and Utility Services. Said rent paid by the Lessee includes janitorial and utility services to be provided by the Lessee.
5. Lessee shall provide its own phone, phone hook-up, and shall pay its own phone bill.
6. Lessor agrees to keep the Premises, including the exterior and interior building and common areas, in a safe, clean and neat condition. Lessee agrees to maintain their leased office space in a neat, clean and safe condition. Lessor will no longer provide snow removal. This will be the responsibility of the Lessee.
7. The Lessor agrees to indemnify and hold harmless the Lessee, its agents and employees against claims, damages, losses and expenses arising out of or resulting from the use or maintenance of the Premises or Building by the Lessor that results in any claim for damages whatsoever that are caused in whole or part by the intentional or negligent act or omission of the Lessor or anyone directly or indirectly employed by the Lessor. This section shall not require the Lessor to indemnify or hold harmless the Lessee for any claims, damages or losses arising out of or resulting from the intentional or negligent act of the Lessee. Similarly, the Lessee agrees to indemnify and hold harmless the Lessor, its agents and employees against claims, damages, losses and expenses arising out of or resulting from the use or maintenance of the leased office

space by the Lessee that results in any claim for damages whatsoever that are caused in whole or part by the intentional or negligent act or omission of the Lessee or anyone directly or indirectly employed by the Lessee. This section shall not require the Lessee to indemnify or hold harmless the Lessor for any claims, damages or losses arising out of or resulting from the intentional or negligent act of the Lessor.

In testimony whereof, Lessor and Lessee have executed this Lease Agreement on this

30th day of May, 2006.

Lessee:

Lessor:

City of Lincoln on behalf of the
Lincoln Area Agency on Aging

Mayor Coleen J. Seng
City of Lincoln

Robert J. Liala